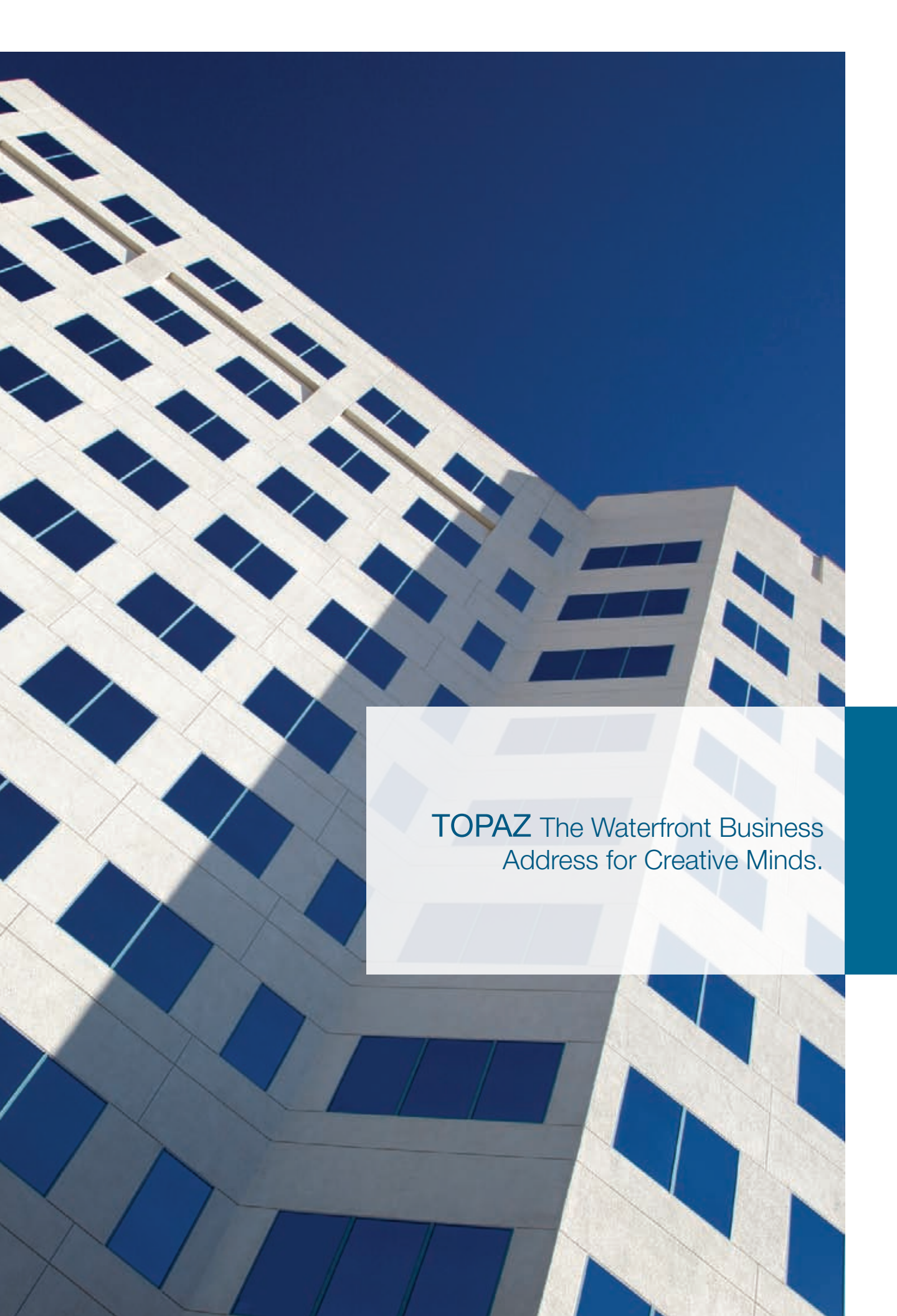




**TOPAZ** The Waterfront Business  
Address for Creative Minds.





## VISION

Welcome to Topaz. The waterfront business address for creative minds. And the South Bay's only waterfront business address featuring spectacular ocean views from every floor.

A prominent and well-conceived 11-story office tower located on the waterfront in San Pedro, Topaz provides tenants a first-class work environment that's unequaled anywhere in the region. Offering a prestigious address for businesses that thrive in progressive workplaces, Topaz provides a Class-A canvas in which companies paint their ideal operational picture. Open, collaborative floor plan? Absolutely. Clean, modern, corporate? That works here too.

And much like SOMA in San Francisco and Venice, before it, San Pedro is at the tipping point of a new economic renaissance that has welcomed a wave of new creative, tech and bio firms.

Mix them in with the million dollar commitments to the Port's O'Call waterfront redevelopment; the marine research and innovation center, AltaSea; the USS Iowa exhibit; CraftedLA; the World Cruise Center and more, Topaz's San Pedro location offers companies a one-time opportunity to get in on the top floor.

Come experience the workstyle at Topaz. The gem of the South Bay.





## WHAT'S NEW

While San Pedro continues to burgeon, Topaz has already arrived. Fresh off a multi-million dollar improvement program, the iconic property brings a true Class-A contemporary work environment to the waterfront. From the parking garage with electric charging stations, to the newly redone and WiFi enabled lobby and courtyards, Topaz makes a statement from the onset.

Topaz's beauty, however, is more than skin deep. To complement the enhanced exterior, Topaz has new state-of-the-art energy management systems, spec suites, elevator lobbies, elevator cabs, upgraded bathrooms and of course, expansive waterfront and city views from every floor.

And while Topaz has always had abundant power and fiber connectivity to meet the most demanding needs, the new enhancements and upgrades are comprehensive throughout. No matter your preference or requirements, your work environment at Topaz can be customized to fit your needs.





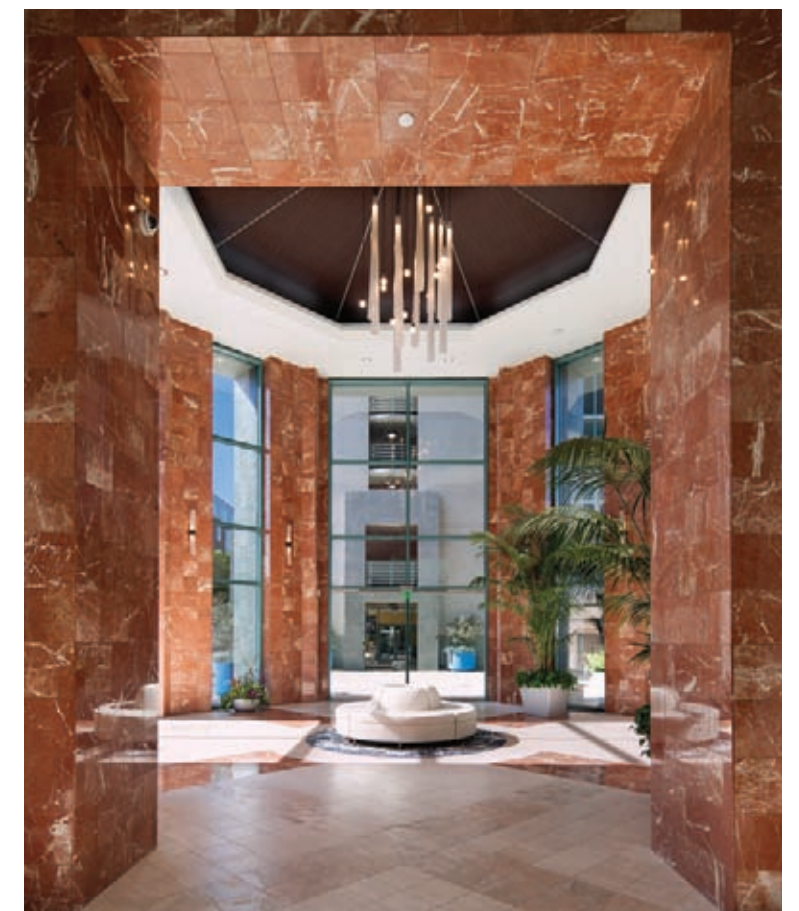
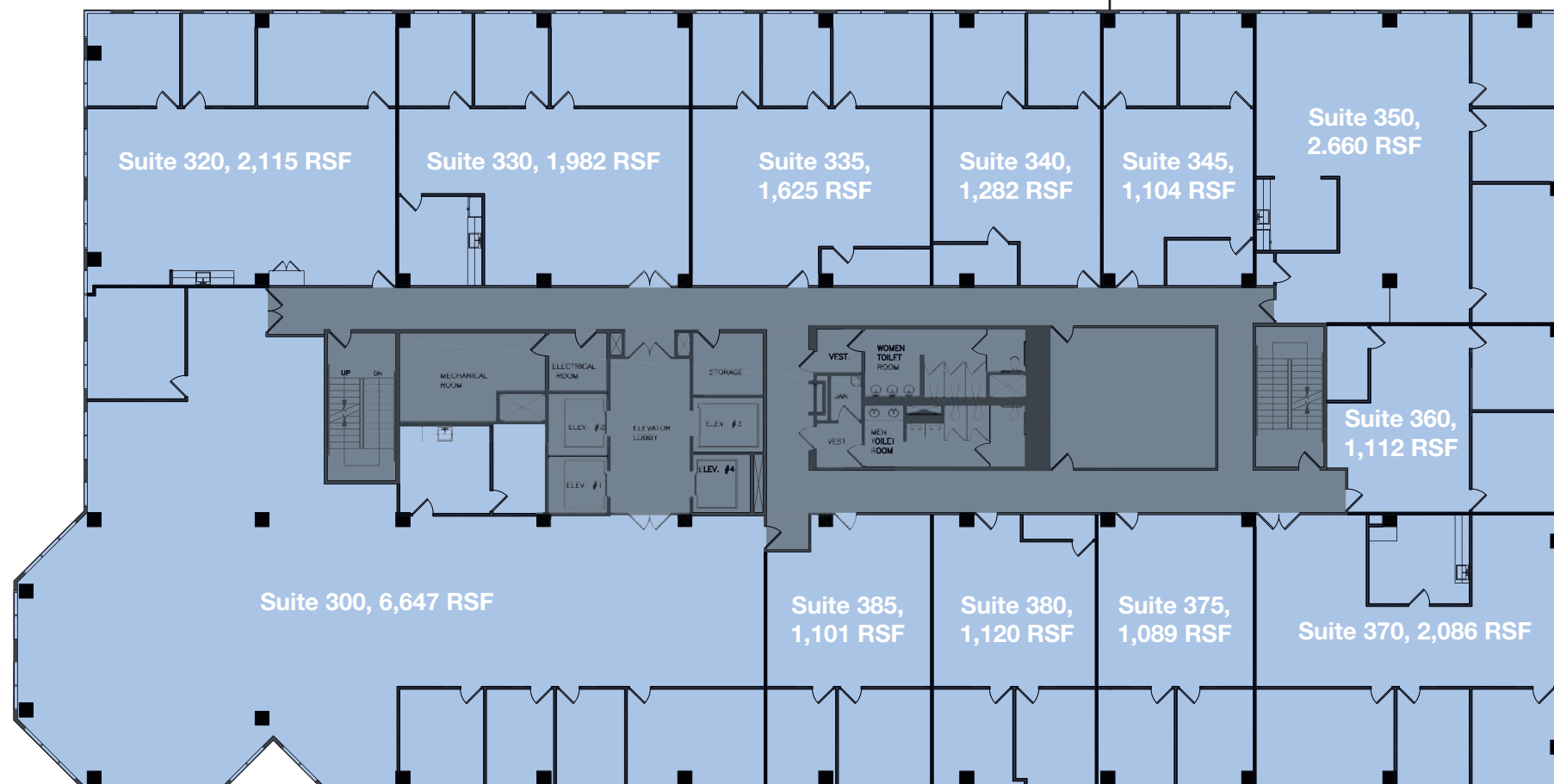
## FLOOR PLANS

Of course when contemplating commercial office space, it often comes down to the space itself. The efficiency, the technology, the visibility, the flexibility. Topaz checks every box.

- 292,540 SF in 11 stories of Class-A space
- 24,740 SF floor plates
- Panoramic ocean views from all floors
- Enhanced building systems
- State-of-the-art fiber options
- Electrical vehicle charging stations
- Ample 3/1,000 parking
- Walkable downtown location rich with amenities
- Easy ingress/egress via 110, 405 and 710 freeways
- Abundant power for heavy load users

### 3RD FLOOR AS-BUILT

TOTAL AREA: 24,036 RSF





## WORK STYLE

At Topaz, your workstyle is multifaceted. The always-in-motion waterfront brings a serenity to even the most hectic of workdays. Whether your perspective is the Vincent Thomas Bridge, the cruise and container ships gliding on the water, or the hillside of Palos Verdes and silhouette of Catalina Island beyond, Topaz tempers the soul.

And while other properties go to great lengths to develop a creative environment, Topaz already has it; in the heart of one of Los Angeles' most vibrant arts communities, no less. From the Warner Grand Theater performances and film festivals, to the First Thursday's art walks through the many galleries, Topaz provides an eclectic environment that speaks to creativity.

Topaz's waterfront location offers stand-up paddle boarding, kayaking and fishing; the peninsula provides hiking, biking and world-class golfing. And eclectic dining options abound, all within walking distance.

From creative to corporate to spectacular – the space within Topaz and its superlative waterfront location says it all.





## SAN PEDRO / LOCATION

Located at 222 W. 6th Street in downtown San Pedro, Topaz is truly in the center of it all. With amenities galore, San Pedro is easily one of the most walkable locations in the South Bay. Mix in the vibrant arts community, the flavors of European cultures of Italy, Croatia, Britain and Hungary, and San Pedro provides a one-of-a-kind atmosphere for all types of business.

As the city's renaissance continues with the influx of new clean tech and corporate businesses and the investment in the redevelopment of the waterfront, San Pedro is positioned for a bright future. And Topaz's location at the heart of it all provides tenants and visitors instant connectivity to the rest of Los Angeles via the 110, 405 and 710 freeways. The choice is clear.

Topaz. The Waterfront Business Address for Creative Minds.

## LEASING INFO

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